

WELCOME

Innisfil Heights SPS 6

New Sewage Pumping Station on Innisfil Beach Road



Schedule B Class Environmental Assessment



Purpose of Today's Public Information Centre

- To provide residents, rightsholders and other stakeholders with information related to a new sewage pumping station that will be located on Innisfil Beach Road servicing the Innisfil Heights economic district
- To outline the Municipal Class Environmental Assessment (Class EA) Process
- To present the study area, purpose and objectives
- To present the problem/opportunity statement for the project along with the long and short list of alternative solutions
- To make a preliminary identification of a recommended solution for public and agency comment
- Receive feedback on the evaluation process and recommended solution
- To outline the project's next steps and proposed schedule

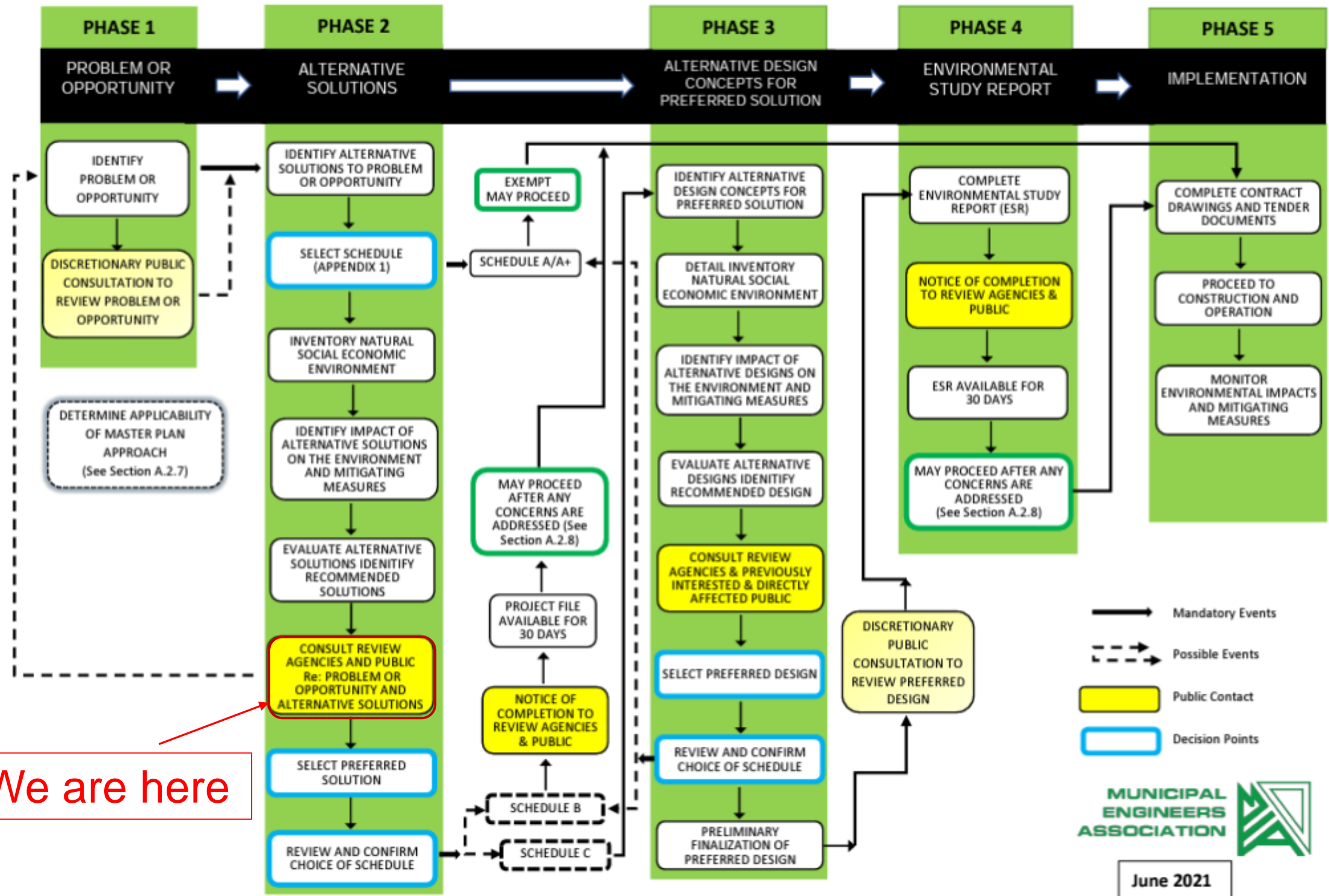


Background of the Class EA Process

- A municipality is required to conduct a Municipal Class Environmental Assessment before this type of infrastructure improvement project can proceed to construction. A Municipal Class Environmental Assessment follows an approved planning process designed to protect the environment and to ensure compliance with the Environmental Assessment Act.
- The purpose of the Environmental Assessment Act (EA Act) is to provide for “...the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management in Ontario of the environment.” The term “environment” is broadly defined and includes the built, natural, socio-economic and cultural environments.
- The process requires the evaluation of potential solutions and design concepts so as to select a suitable approach that will address the problem/opportunity, but also keep impacts to a minimum.
- Based on the scope of this project, the new Innisfil Heights Sewage Pumping Station 6 is being planned as a Schedule ‘B’ Municipal Class EA Project, which will complete Phases 1 to 2 of the EA process.



Municipal Class Environmental Assessment Process



Study Purpose & Objectives

Purpose

InnServices Utilities Inc. completed a Master Servicing Plan (MSP) update in 2018 which identified wastewater servicing strategies to accommodate the population and employment growth outlined in the Innisfil Official Plan (2018).

This EA is for the proposed new Innisfil Heights Sewage Pumping Station 6 (IH SPS 6) to be located on Innisfil Beach Road in the Town of Innisfil. The sewage pumping station will receive flows from the Innisfil Heights economic area and direct it to the Lakeshore Wastewater Treatment Plant.

Objectives

- 1. Satisfy the Schedule B Municipal Class Environmental Assessment Process**
- 2. Provide infrastructure capacity and flexibility to meet future capacity demands identified in InnServices Master Servicing Plan Update (MSP), 2018**
- 3. Minimize environmental impacts, and other impacts including natural and socio-economic**

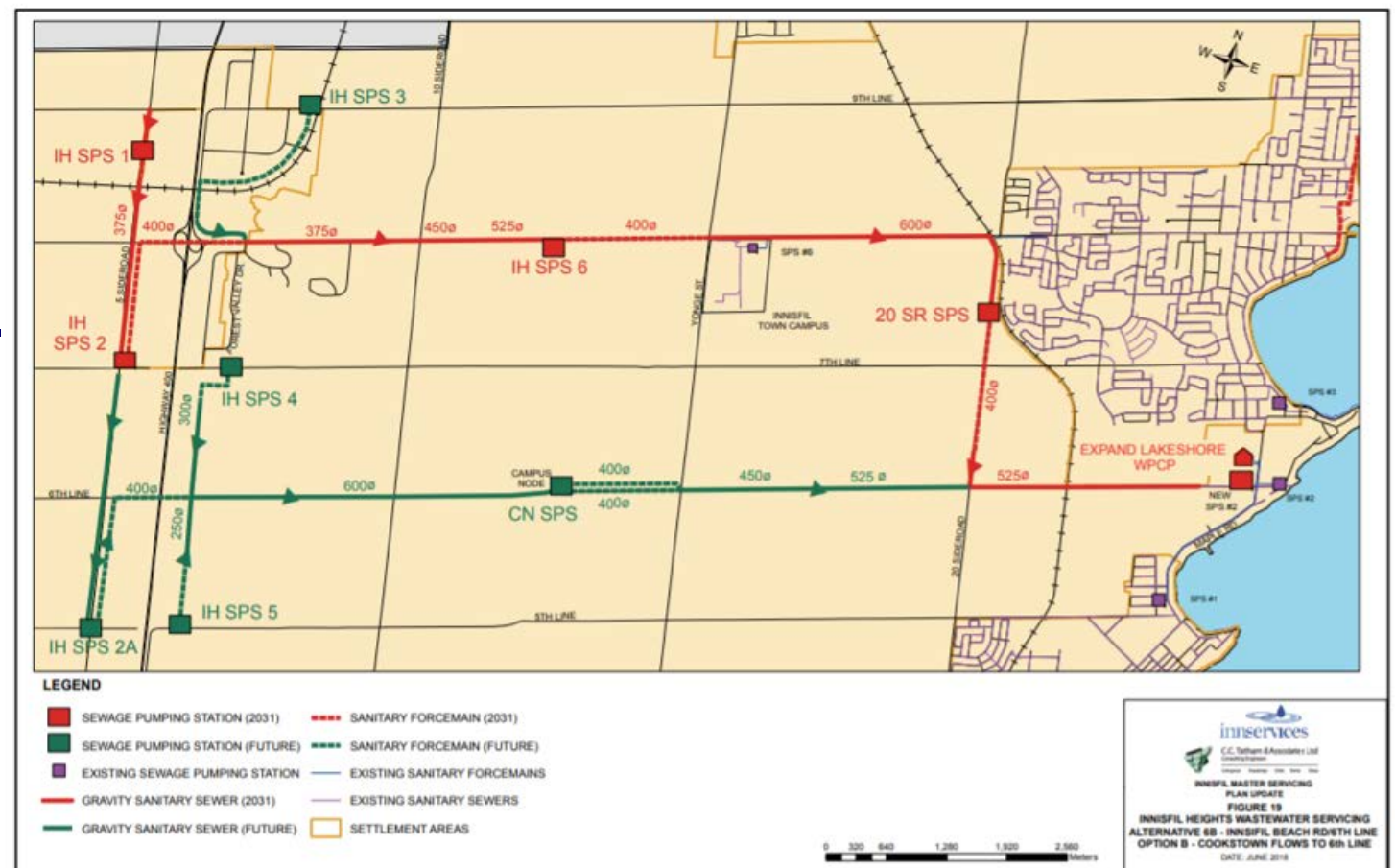


Study Background

As part of the MSP various alternatives were examined in order to provide servicing to the first phase of the Innisfil Heights economic district expansion, an area designated as a Strategic Settlement Employment Area. In order to promote, facilitate and maximize the planned expansion of this area, the MSP identified that a municipal sanitary sewage collection system is required. The MSP identified “Alternative 6, Option B’ as the preferred option.

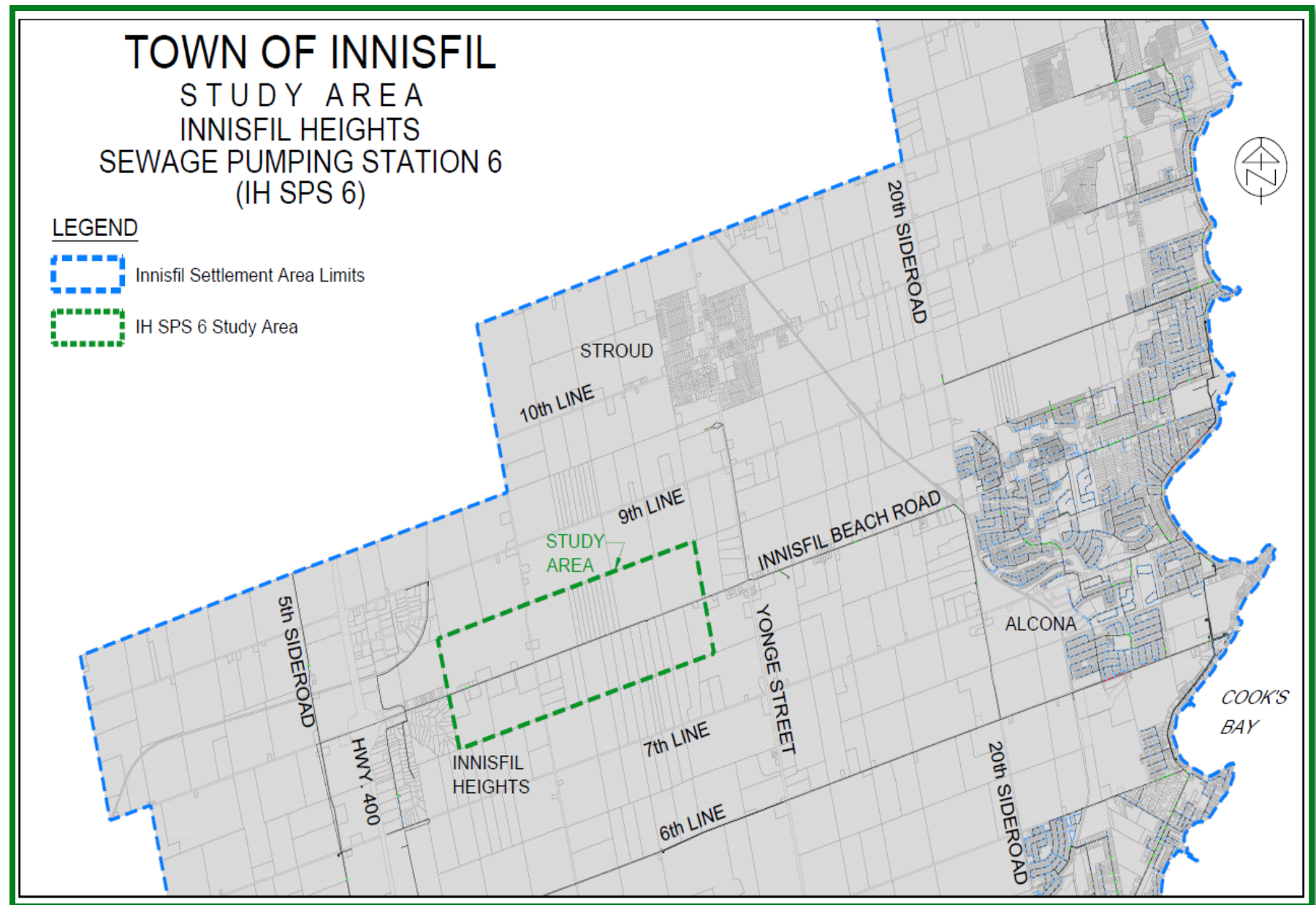
Alternative 6 establishes a sanitary collection system connected to the Lakeshore wastewater system via Innisfil Beach Road for the first phase of development up to year 2031.

As part of this alternative several sewage pumping stations were identified along the sewer route including the new IH SPS 6.



Study Area

The Study Area is defined as the overall area on Innisfil Beach Road on which a new sewage pumping station can be located to best service the Strategic Settlement Employment Area.



Problem / Opportunity Statement

“Identify and develop a preferred solution (location) for new sewage pumping station 6 on Innisfil Beach Road to meet future capacity requirements in the Strategic Settlement Employment Area.

Existing Environmental Conditions

Various studies have been completed to determine existing environmental conditions as well as to identify any potential impacts the alternative solutions pose to the environment within the Study Area.

Natural Environment

- Portions of the study area are within lands regulated by the Lake Simcoe Region Conservation Authority (LSRCA).
- Based on subconsultant initial assessment, several Key Natural Heritage Features (KNHF), as defined by Provincial Planning Policy, have been identified within the study area including:
 - Wetland (Lover's Creek Provincially Significant Wetland (PSW);
 - Woodland;
 - Watercourses (fish habitat, classified as coldwater sensitive);
 - Potential Species at Risk (SAR) and/or SAR habitat; and
 - Potential Significant Wildlife Habitat (SWH).
- Based on the identified features and functions, it is recommended that siting of the IH SPS 6 occur outside/away from of the identified KNHF including the PSW, woodland, watercourses and LSRCA regulated lands, to mitigate potential impacts to the identified KNHF, fish and aquatic resources and potential SAR habitat in the study area.

Cultural Environment

- A Stage 1 Archaeological Assessment determined that there are five previously registered archaeological sites located within one kilometer of the Study Area, three of which are located within 50 metres (MHSTCI, 2021). The property inspection determined that parts of the Study Area exhibit archaeological potential and will require Stage 2 assessment.
- Based on the results of the Cultural Heritage Report background research and field review, two potential built heritage resources (B.H.R.s) and four potential cultural heritage landscapes (C.H.L.s) were identified within the study area.

Social Environment

- Land Use within the study area is designated as Agricultural Area and KNHF & KHF under the Town of Innisfil Official Plan
- There are numerous residences along Innisfil Beach Road within the study area.



Preliminary Screening Criteria

As part of Phase 2 of the Class EA process, several alternatives have been developed to address the problem/opportunity statement. A Preliminary Screening was conducted to eliminate alternatives that would not meet the basic criteria below.

A “Do-Nothing” alternative has been considered throughout the evaluation and reviewed as a benchmark to gauge the potential impacts of the other alternatives being considered.

Screening Criteria No. 1

- Does the alternative meet the problem/opportunity statement?

Screening Criteria No. 2

- Does the alternative meet the minimum technical requirements?

Screening Criteria No. 3

- Can the alternative be implemented without facing significant impacts that mitigation measures could not address?

Initial Screening of Preliminary Alternative

Alternative	Discussion on Ability of Alternative to Meet Preliminary Screening Criteria	Carried Forward for Further Evaluation
Alternative 1A	Preliminary analysis indicates that it will be possible to construct the SPS at this site while meeting the minimum technical requirements and without potential significant impacts that may be unmitigable.	✓
Alternative 2A	The site is located within the KSHF Woodland adjacent to the Lover's Creek complex in an LSRCA regulated area, all specified areas for the siting of the SPS to avoid.	✗
Alternative 3A	Preliminary analysis indicates that it will be possible to construct the SPS at this site while meeting the minimum technical requirements and without facing major constraints.	✓
Alternative 4A	The site is located within the KSHF Wetland (Lover's Creek Provincially Significant Wetland) an within an LSRCA regulated area, all specified areas for the siting of the SPS to avoid.	✗
Alternative 5A	The site is located within the KSHF Wetland (Lover's Creek Provincially Significant Wetland) an within an LSRCA regulated area, all specified areas for the siting of the SPS to avoid.	✗
Alternative 6A	This alternative does not meet the minimum technical requirements because the excessive depth of a wet well required to provide gravity drainage to the site.	✗

Alternatives 1A and 3A along with “Do Nothing” will be carried forward for further evaluation





Evaluation

- Each of the alternatives were evaluated based on their potential impact to the study area environment (physical, natural, cultural, and socio-economic).
- The evaluation is presented in a table or matrix to provide a simplified, visual comparison.
- A scoring system was created where a score of 1-2 represents the most preferred option, as it will address the key concerns, but create the least amount of environmental impact. A score of 5 is indicative of a least preferred option as it has a higher potential to impact the environment.

Level of Impact	
No Impact	1
Minimal Impact	2
Moderate Impact	3
Significant Impact	4
Most Significant Impact	5

Evaluation of Alternatives

EVALUATION CRITERIA	ALT 1A	ALT 3A	DESCRIPTION OF IMPACTS
TECHNICAL ENVIRONMENT (the DO NOTHING option does not address the technical environment)			
Suitability of Elevation and Topography	3	3	Under both Alternatives the location of sites pose a technical disadvantage due to topography. Preliminary layout indicates that there is adequate space for station footprint within each Alternative site.
Geotechnical Suitability	2	4	Preliminary review of area under Alternative 1A shows soils are likely sandy silt to sandy glacial till which is considered favourable soil type for the SPS construction. Investigation of area of Alternative 3A shows Soils likely to be glaciolacustrine clays and silts to the west and organics to the east portion of the property. Organics are not suitable for the support of foundations.
Hydrogeological Suitability	3	4	Hydrogeological conditions to be confirmed. Preliminary review indicates water levels at Site 1A may be deeper than water levels at 3A.
Hydraulics	2	2	Under both Alternatives careful consideration to the hydraulics would be required during design and transient analysis of the forcemain would be required to ensure proper placement of air/vacuum release valves.
Utilities	3	1	Under both site locations overhead hydro is located on opposite side of road, which lends to an easier construction. However, other utilities are located on the southeast corner of the lot close to Site 1A including an existing transformer, telecommunications junction box and a gas line. This may require additional coordination and permits.
NATURAL ENVIRONMENT			
Proximity to Key Natural Heritage Feature or Regulated Area	1	3	Alternative 3A site is within a regulated area under the LSRCA and is within 100m of the Lover's Creek Provincially Significant Wetland. Alternative 1A is just outside of the LSRCA regulated area. The Do Nothing option would have no impact on natural heritage features.
Terrestrial Vegetation/Wildlife (Including SAR)	1	1	Both alternatives avoid major impacts to vegetation and wildlife. The preferred alternative will be studied further to consider site specific impacts. Do Nothing avoids impact to terrestrial vegetation and wildlife.
Groundwater	1	3	Under Alternative 3A there is more potential for groundwater impacts and dewatering to be required during construction. The Do Nothing option would not have an impact on groundwater.

Evaluation of Alternatives (Continued)

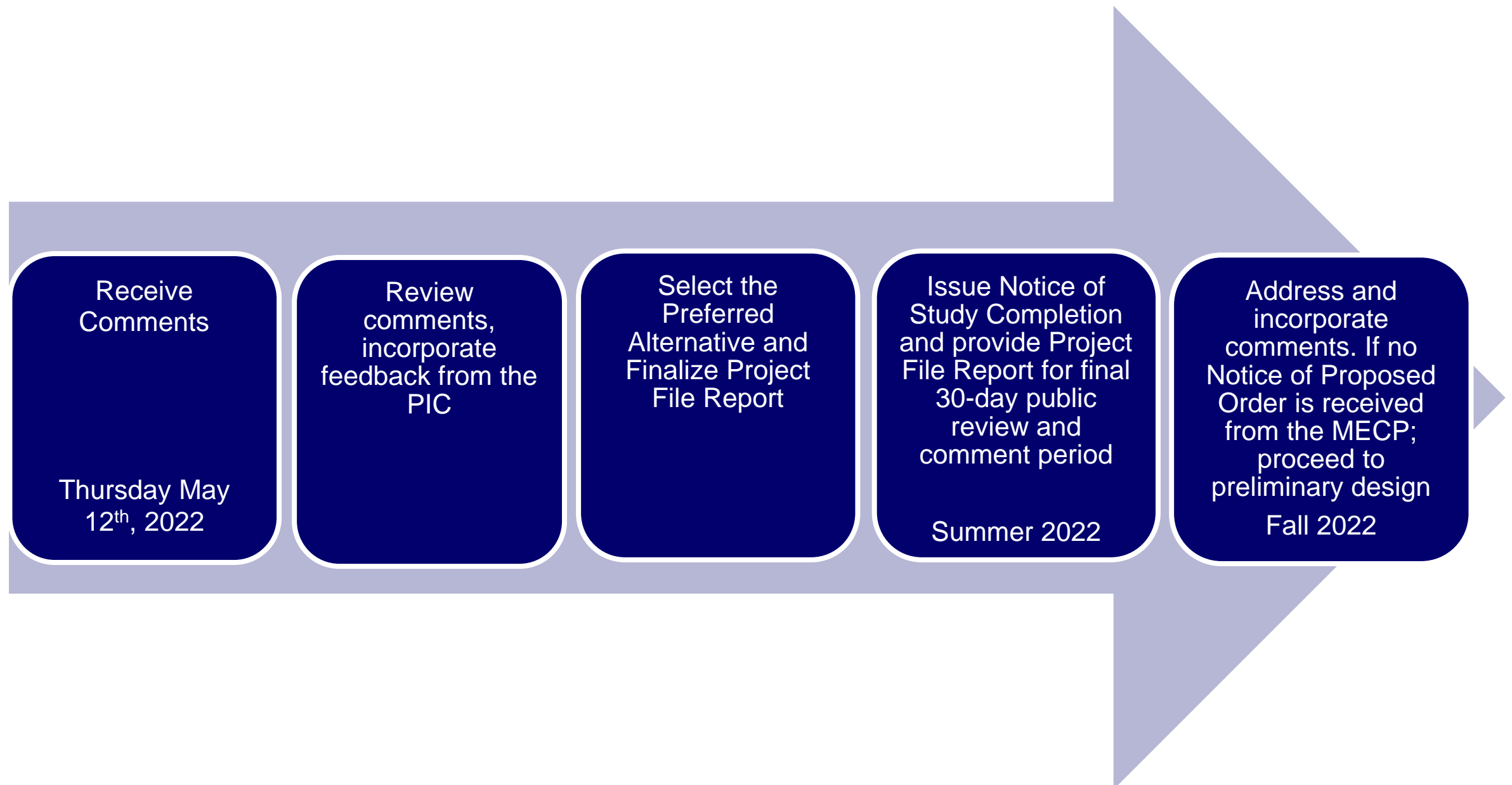
EVALUATION CRITERIA	ALT 1A	ALT 3A	DESCRIPTION OF IMPACTS
CULTURAL AND SOCIAL ENVIRONMENT			
Archaeological Resources	3	3	Both site alternatives exhibit archaeological resource potential and further investigation is required to confirm and to develop suitable mitigation measures. The Do Nothing option would not have an impact on archaeological resources.
Cultural Heritage Resources	1	1	Both site alternatives have been confirmed as having no potential for Cultural Heritage impacts. The sites are more than 50m from all heritage properties. The Do Nothing option would not have an impact on cultural heritage resources.
Aesthetics (noise, odour, visibility)	2	2	Both alternatives are nearby to one nearby residential home. Both alternatives are situated on agricultural land, minimizing proximity to the public. The Do Nothing option would not have an aesthetic impact.
Impacts to Property Owners	4	4	Both Alternatives will impact private property owners, as land acquisition is required. Temporary impacts are anticipated during construction and may impact traffic along Innisfil Beach Road. Mitigation measures can be implemented to minimize disturbances. The Do Nothing option would not have an impact on property owners.
Climate Change/Air Quality	3	3	Both alternatives are similar in air quality and climate change impacts. The Do Nothing option would mean that the Strategic Settlement Employment Area would not be serviced by a wastewater system.
Impacts to Adjacent Business/Commercial Properties	3	3	Both alternatives will have some impact on agricultural land use. Land will need to be acquired from farm lands. The Do Nothing option would have a significant impact on business and commercial properties because they would no be developable.
ECONOMIC ENVIRONMENT (the Do Nothing option would have significant economic impacts for future growth)			
Operating and Maintenance Costs	3	2	Alternative 1A will have higher long term operating costs since it requires the longest pumping distance.
Capital Costs	3	3	The capital costs for the SPS will be similar under each alternative site location.
Land Acquisition Costs	3	3	Both site locations will require private property acquisition.
TOTAL SCORE			
	41	45	

Preliminary Recommended Solution

Given the results of the preliminary evaluation, it is recommended that **Alternative 1A**, located at 7524 Tenth Sideroad be selected as the Recommended Solution.



Next Steps and Proposed Schedule



Your Comments are Important to Us

Comments may be emailed to the study team by email or regular mail. Public input is encouraged throughout this process and will be given consideration during the planning and design of this project.

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The deadline for comments is Thursday May 12th, 2022